

**ACCESS AND  
FACILITIES FOR  
DWELLINGS**

Q



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## REGULATION 29

Access and facilities for dwellings

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## ASTERISKS

Throughout the Technical Standards an asterisk against a standard denotes that a provision deemed to satisfy the standard or some aspect of the standard is specified at the end of the relevant Part.

## ITALICS

Throughout the Technical Standards a term in italics is a defined term. The definition is listed in Part A, General.



## Introduction

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- 1.** The intention of this Part is to ensure that every *dwelling* will be provided with suitable access from a road, basic accommodation and necessary facilities.
- 2.** In addition, the intention is to permit occupiers to invite *disabled people* to visit them in their homes with minimum inconvenience, although it is not intended to create *dwellings* that, from the outset, will permit independent living for all *disabled people*.
- 3.** Access for *disabled people* is normally required to at least one entrance of a *house* or other *dwelling* entered directly from outside, except where the steepness of the site makes this impracticable. However, such access is always required to the common entrance of a *building of purpose sub-group 1A*.
- 4.** Within a *dwelling* access for *disabled people* is normally required throughout the accessible entrance *storey*, or throughout the principal entrance *storey* of a *dwelling* to an entrance of which wheelchair access is not required.
- 5.** *Sanitary facilities* are required by Part M to be provided on a *storey* containing an accessible *apartment*.
- 6.** In this Part the term *disabled people* always includes wheelchair users.
- 7.** It should be noted that relevant material from the now deleted Part T has been incorporated in this Part.
- 8.** This Part is limited to the provision of access into and within *buildings*; it does not cover means of escape from fire or provision of means of warning of fire, for which reference should be made to Part E.

## Regulation 29

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### Access and facilities for *dwellings*

- 29** (1) A *building of purpose group 1* shall be provided with -
- (a) safe and convenient access from a suitable road;
  - (b) adequate access within and between its *storeys*;
  - (c) adequate sleeping accommodation;
  - (d) adequate *kitchen* facilities;
  - (e) adequate windows; and
  - (f) adequate space heating.
- (2) Every *building of purpose group 1* to which it is *reasonably practicable* to make available a public supply of electricity shall be provided with sufficient electricity lighting points and *socket outlets*.
- (3) This regulation shall not be subject to specification in a notice served under section 11 of *the Act*.

## The standards

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### Q1 Application of Part Q

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**Q1.1** This Part sets out the required standards for Regulation 29.

**Q1.2** The standards apply to every *building*, or part of a *building*, of *purpose group* 1 which is intended to be occupied as a single *dwelling*.  
**except -**

Q2.8 to Q2.10 apply only to the common parts of *buildings* of *purpose sub-group* 1A.

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### Q2 Access

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#### ACCESS TO DWELLINGS

**Q2.1\*** There must be access to at least one entrance of a *dwelling*, and to the common entrance of a *building* of *purpose sub-group* 1A, from a suitable road and from any car parking within land in the same occupation by an access route which is level or ramped and suitable for *disabled people*,  
**except -**

wheelchair access is not required and steps are permitted on the access route -

- a. to a *house* where -
  - i. there are no *apartments* on an accessible entrance *storey*, or
  - ii. it is not *reasonably practicable* to *construct* an access route complying with this Part, and the requirements of Part S for ramps, between the point of access to, or from any car parking within, land in the same occupation and any entrance to the *dwelling*; or
- b. in the case of a *building* of *purpose sub-group* 1A not served by a lift, to -
  - i. a common entrance where it does not serve a *ground storey flat* or *maisonette*, and
  - ii. a *flat* or *maisonette* on an *upper storey*.

**Q2.2** The length of the access must not exceed 45 metres.

**Q2.3** The width of the access must be at least -

- a. where it serves 1 or 2 *dwellings*, 900mm; or
- b. where it serves more than 2 *dwellings*, 1200mm.

**Q2.4\*** The access must comprise a level or ramped firm surface suitable for pedestrian and wheelchair traffic.

#### ACCESSIBLE ENTRANCE

**Q2.5** The accessible entrance to a *dwelling*, and the common entrance to a *building* of *purpose sub-group* 1A, must comply with Q2.6 and Q2.7,  
**except -**

where exceptions a. or b. to Q2.1 apply.

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## Q2.6 – Q2.13

**Q2.6** There must be a platt, level except for any necessary slope for drainage, at least 1.2 x 1.2 metres -

- a. at the entrance to the *dwelling*; or
- b. in a *building* of *purpose sub-group* 1A, at the common entrance to the *building*,  
**except -**

where approach is head-on, the platt may be reduced to at least 900mm wide.

**Q2.7\*** The threshold must permit unassisted wheelchair access and the clear opening width of the entrance door must be at least 775 mm.

**except -**

in a *building* of *purpose sub-group* 1A, the clear opening width of the common entrance door to the *building* must be at least 800mm.

### **BUILDINGS OF PURPOSE SUB-GROUP 1A**

**Q2.8** Where in a *building* of *purpose sub-group* 1A access from the common entrance to the *building* to the entrance storey of the *dwelling* is by way of a common access corridor, the corridor must have an unobstructed width of at least 1.2 metres.

**Q2.9** Where the entrance door to a *dwelling* is more than 10 metres above the common entrance to the *building*, a lift in accordance with (S2.6)a must be provided from a point not more than 1 metre above that entrance to the *building* to a point not more than 3 metres above or below the entrance to the *dwelling*.

**Q2.10\*** In a *building* of *purpose sub-group* 1A -

- a. an entryphone system, where fitted, must be accessible to and operable by *disabled people*; and
- b. any light switch in a common access corridor or stair or other communal area must be accessible to, and operable by, *disabled people*.

### **ACCESS WITHIN DWELLINGS**

**Q2.11\*** The means of access throughout the accessible entrance *storey* of a *dwelling* or where there are no *apartments* on this *storey*, on the first *storey* above or below the accessible entrance *storey* containing an *apartment*, must be level or ramped and suitable for *disabled people*,  
**except -**

a stair within a *storey* is permitted, provided that there is level or ramped access suitable for *disabled people* to and within at least one *apartment* and to *sanitary accommodation* provided in accordance with M4.3.

**Q2.12** Where level or ramped access suitable for *disabled people* is not required by Q2.1 the means of access throughout the principal entrance *storey*, or where there are no *apartments* on this *storey*, on the first *storey* above or below the principal entrance *storey* containing an *apartment*, must be in accordance with the requirements of Q2.11.

### **ACCESS BETWEEN STOREYS**

**Q2.13** Where a *dwelling* has accommodation, other than storage, on more than one *storey* the *storeys* containing accommodation must be connected by a stair or ramp in accordance with the requirements of Part S.

## Q3 Facilities

### ACCOMMODATION

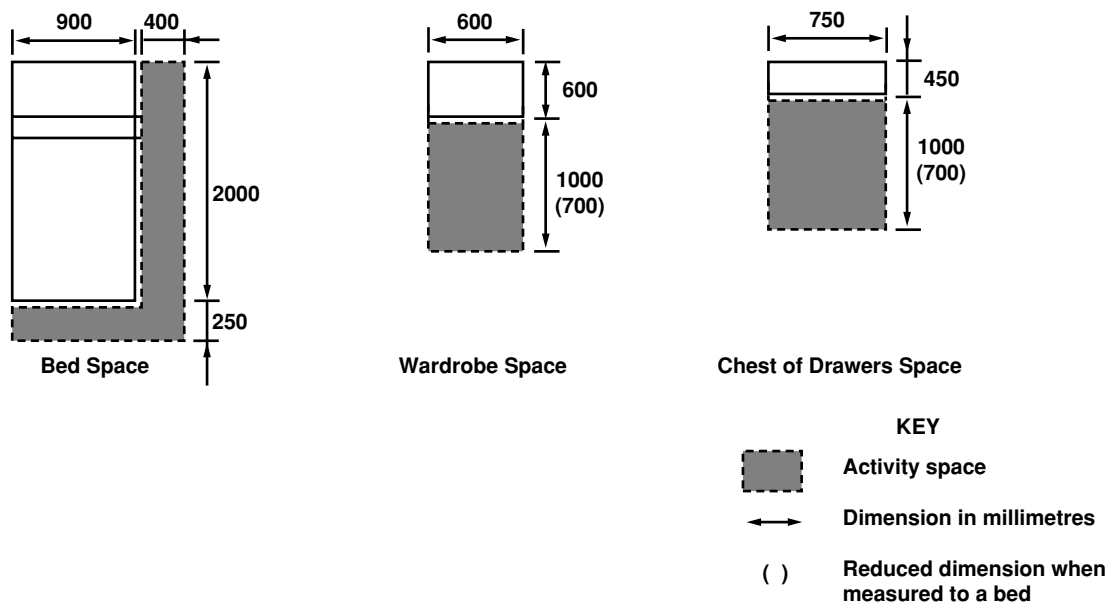
**Q3.1** Every *apartment* must be capable of accommodating at least -

- a. a bed; and
- b. a wardrobe; and
- c. a chest of drawers,

together with their associated activity spaces of the dimensions shown in the diagram to this standard, **except -**

a wardrobe space is not required where a built-in wardrobe of equal size is provided.

**Diagram to Q3.1: Activity spaces**



**Notes:**

1. An activity space is measured at floor level.
2. The shaded area of an activity space may overlap only the shaded area of another activity space.

**Q3.2** Every bedroom must be located so that it is not necessary to pass through another bedroom in order to reach a bathroom, *toilet*, or circulation space.

### KITCHENS

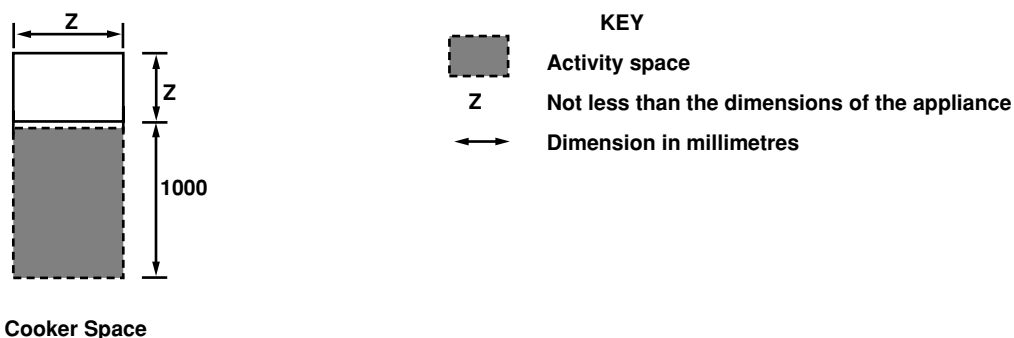
**Q3.3** A *dwelling* must have a *kitchen*, provided with -

- a. a solid fuel cooker designed for continuous burning; or
- b. a space, plus such piping, cables or other apparatus as will enable a gas, electric or oil cooker to be used,

together with the associated activity space of the dimensions shown in the diagram to this standard -

## Q3.3 – Q3.9

## Diagram to Q3.3: Activity spaces

**Note:**

An activity space is measured at floor level

**Q3.4** Kitchen storage of at least 1 cubic metre must be provided either within or adjacent to the *kitchen*.

**WINDOWS AND GLAZED DOORS**

**Q3.5** Every *apartment* must have a window or windows of an aggregate *glazed* area equal to at least 1/15th of the floor area of the *apartment* and situated in an *external wall* or roof, or in a wall between the *apartment* and a *conservatory*.

**SPACE HEATING**

**Q3.6** A *dwelling* must have a fixed space heating appliance or a central heating system, which may include any system of warm air or underfloor heating, capable of either -

- a. maintaining a temperature of 18 degrees Centigrade in at least one *apartment* when the outside temperature is minus 1 degree Centigrade ; or
- b. making available at least 3 kilowatts of heating in at least one *apartment*.

**LIGHTING POINTS**

**Q3.7** A *dwelling* to which it is *reasonably practicable* to make available a public supply of electricity must have an electric lighting system providing at least one lighting point to every circulation space, *kitchen*, bathroom, *toilet* and other space having a floor area of 2 square metres or more.

**Q3.8** Any lighting point serving a stair must have controlling switches at each *storey*.

**SOCKET OUTLETS**

**Q3.9** A *dwelling* to which it is *reasonably practicable* to make available a public supply of electricity must have at least -

- a. in the *kitchen*, 6 socket outlets;
- b. in each *apartment*, 4 socket outlets; and
- c. anywhere in the *dwelling*, 4 additional socket outlets.

## Provisions deemed to satisfy the standards

### ACCESS TO DWELLINGS

(Q2.1) The requirements of Q2.1, as regards a suitable road, will be met by -

- a. a public road; or
- b. a road, at least 3 metres wide capable of carrying a vehicle axle load of 5 tonnes.

(Q2.4) The requirements of Q2.4 for the surface of paths or ramps will be met by -

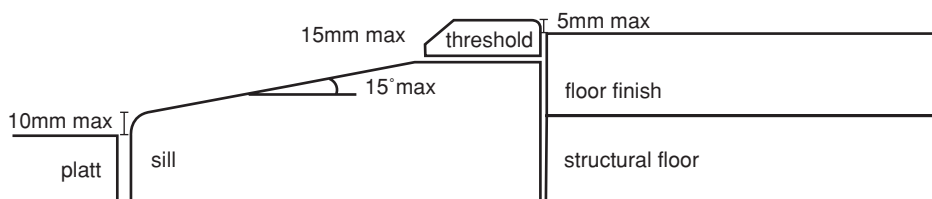
- a. 50mm concrete slabs bedded on granular material; or
- b. 30mm tarmacadam to BS4987: Parts 1 and 2: 1993 laid on 100mm of consolidated hardcore bottoming; or
- c. 50mm clay or calcium silicate pavers to BS6677: Part 1: 1986, laid in accordance with BS6677: Part 2: 1986; or
- d. 60mm concrete paving blocks to BS6717: Part 1: 1993, laid in accordance with BS6677: Part 2: 1986.

### ACCESSIBLE ENTRANCE

(Q2.7) The requirements of Q2.7 for an accessible threshold will be met by a threshold designed as follows:

- a. The surface of the platt should be no more than 10mm below the leading edge of the sill, as shown in Diagram A to this specification.
- b. No single vertical increment associated with the sill or the threshold should be more than 15 mm, and any sloping element should have a slope not more than 15 degrees to the horizontal. Any vertical increment of more than 5mm should be rounded or chamfered.

#### Diagram A to (Q2.7): Sill and threshold constraints

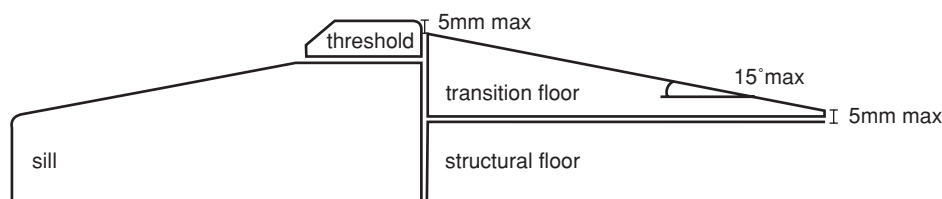


- c. Where the floor covering (or finished structural floor where no covering is intended) is designed to be more than 15mm below the top of the threshold an internal transition unit should be provided as shown in Diagram B to this specification.

## (Q2.7) – (Q2.11)

- d. The transition unit should have a gradient not more than 15 degrees to the horizontal, a slip resistant surface, and should start not less than 5mm and not more than 10mm from the top of the threshold, and finish not more than 5mm above the floor covering, or finished structural floor where no covering is intended.

### Diagram B to (Q2.7): Internal transition unit



### BUILDINGS OF PURPOSE SUB-GROUP 1A

(Q2.10) The requirements of Q2.10a. will be met where the entryphone control panel is situated 900mm - 1.2 metres above the entrance platt

The requirements of Q2.10c. will be met where light switches are situated 900mm - 1.2 metres above the floor.

### ACCESS WITHIN DWELLINGS

(Q2.11) The requirements of Q2.11 will be met where -

- a. every accessible corridor is level or ramped and is at least 900mm wide, **except -**
- at a radiator the width may reduce to at least 750mm for a length not more than 2 metres; and
- b. access to each *apartment* and *kitchen* and to *sanitary accommodation* is provided through a doorway with a clear opening width at least that shown in the table to this specification.

**Table to (Q2.11): Width of internal doors**

| clear opening width (mm) | Minimum corridor width at door (mm) |
|--------------------------|-------------------------------------|
| 750                      | 1 200 (900 when approached head-on) |
| 775                      | 1 050 (900 when approached head-on) |
| 800                      | 900                                 |